

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A Used Motor Vehicle outdoor sales facility, separated from a sales agency building, under section 236.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I (We do solemnly declare and affirm, under the penalties of perjury, that I (we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 Hyles Melvin Arnew Jr.
 (Type or Print Name)
 Signature: *Hyles Melvin Arnew Jr.*
 Address: Dorothy Arnew
 (Type or Print Name)
 Signature: *Dorothy Arnew*
 City and State: Pasadena, Maryland 21122
 Attorney for Petitioner: 7912 Lowtide Court, 253-8832
 (Type or Print Name) Address Phone No.
 Signature: Pasadena, Maryland 21122
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Address: Name
 City and State: Name
 Attorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of February, 1986, at 11:15 o'clock.

Zoning Commissioner of Baltimore County.

(over)

subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. No damaged or disabled vehicles shall be stored on the property.
2. A landscaping plan shall be submitted to the Current Planning and Development Division, Office of Planning and Zoning, for approval.

Zoning Commissioner of Baltimore County

AJ/srl
 cc: John A. Schafer, Esquire
 People's Counsel

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

February 13, 1986

Mr. Robert C. Merritt
 President
 Dundalk Farms Improvement Association
 1921 Sunberry Road
 Baltimore, Maryland 21222

RE: Case No. 86-301-X
 Hyles Melvin Arnew, Jr.,
 Petitioner

Dear Mr. Merritt:

Enclosed please find a copy of my decision in the above-referenced matter. With regard to the building situated at the rear of the property, it does not appear to be in violation of the Baltimore County Zoning Regulations.

Sincerely,

Arnold Jablon
 ARNOLD JABLON
 Zoning Commissioner

AJ/srl

Enclosure

IN RE: PETITION SPECIAL EXCEPTION
 NE/corner of Sollers Point
 Road and Eilers Avenue -
 12th Election District
 Hyles Melvin Arnew, Jr.,
 et ux
 Petitioners

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-301-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for a used motor vehicle outdoor sales facility, separated from a sales agency building, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified and were represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, zoned B.R.-C.N.S., is located at the corner of Merritt Avenue and Sollers Point Road. Although it has been vacant for about a year, it had been used as a used car facility for many years. The Petitioners propose to reopen the used car facility with a display area for 13 vehicles. There are two buildings on the site and they will remain. The surrounding area is commercial.

The Petitioners seek relief from Section 236.4, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioners in a B.R. Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioners.

ORDER RECEIVED FOR FILING
 DATE January 13, 1986
 BY *John A. Schafer*

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of February, 1986, that the Petition for Special Exception for a used motor vehicle outdoor sales facility, separated from a sales agency building, be and is hereby GRANTED, from and after the date of this Order.

ORDER RECEIVED FOR FILING
 DATE January 13, 1986
 BY *John A. Schafer*

- 2 -

FRANK S. LEE
 Registered Land Surveyor

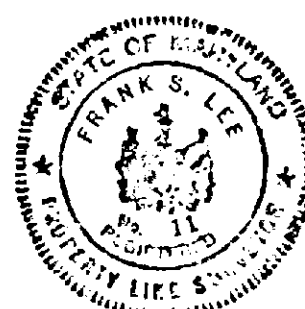
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

October 18, 1985

Special Exception for a Used Car Lot
 No. 2115 Merritt Avenue
 12th District Baltimore County, Maryland

Beginning for the same at the northeast corner of Sollers Point Road and Eilers Avenue, thence running and binding on the east side of Sollers Point Road as follows: North 14 degrees 32 minutes 33 seconds East 69.41 feet and by a line curving to the right with a radius of 100 feet for a distance of 129.85 feet to the south side of Merritt Avenue, thence running and binding on the south side of Merritt Avenue North 88 degrees 59 minutes 33 seconds East 18.27 feet, thence leaving Merritt Avenue for a line of division South 1 degree 00 minutes 27 seconds East 140 feet to the north side of Eilers Avenue, and thence running and binding on the north side of Eilers Avenue South 88 degrees 59 minutes 33 seconds West 133.21 feet to the place of beginning.

Containing 0.32 acres of land more or less.



PETITION FOR SPECIAL EXCEPTION

12th Election District

LOCATION: Northeast Corner of Sollers Point Road and Eilers Avenue
 2115 Merritt Ave.

DATE AND TIME: Tuesday, February 11, 1986, at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to use the herein described property for a Used Motor Vehicle outdoor sales facility, separated from a sales agency building under Section 236.4 of the Baltimore County Zoning Regulations.

Being the property of Hyles Melvin Arnew, Jr., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 NE Corner of Sollers Point Rd. : OF BALTIMORE COUNTY
 and Eilers Ave. (2115 Merritt :
 Ave.), 12th District
 HYLES MELVIN ARNEW, JR., : Case No. 86-301-X
 et ux, Petitioners

ENTRY OF APPEARANCE

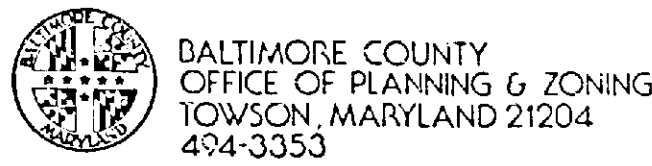
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 21st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Hyles M. Arnew, Jr., 7912 Lowtide Court, Pasadena, MD 21122, Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 28, 1986

Mr. Hyles M. Arnew, Jr.
Mrs. Dorothy Arnew
7912 Lowtide Court
Pasadena, Maryland 21122

RE: PETITION FOR SPECIAL EXCEPTION
NE/cor. of Sollers Point Rd. and Eilers Ave.
(2115 Merritt Ave.)
12th Election District
Hyles Melvin Arnew, Jr., et al - Petitioners
Case No. 86-301-X

Dear Mr. and Mrs. Arnew:

This is to advise you that \$50.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make this payment to the County, Maryland, and remit to the following address:

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 1-28-86 ACCOUNT 211-619,000

AMOUNT \$ 50.75

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

No. 019412

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: January 27, 1986
FROM: Norman E. Gerber, AICP, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-301-X

In view of the subject of this petition, this office offers no comment.

Norman E. Gerber, AICP
Director

NEG:JCH:slm

PETITION FOR SPECIAL EXCEPTION

12th Election District
LOCATION: Northeast Corner of Sollers Point Road and Eilers Avenue, 2115 Merritt Ave.

DATE AND TIME: Tuesday, February 11, 1986, at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance, is hereby giving notice of the public hearing on the petition for special exception to use the herein described property for a limited motor vehicle outdoor sales facility, separated from a sales agency building, under Section 23A-4 of the Baltimore County Zoning Regulations.

Being the property of Hyles Melvin Arnew, Jr., et al, as shown on Roll plan filed with the Zoning Office.

In the event that the Petitioner is granted a building permit, the Petitioner is hereby notified that the Petitioner is required to pay the fee for the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

January 24, 1986

1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #12201 - Reg. #1 84158 - 75 lines @ \$30.00.

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 24th day of January 1986; that is to say, the same was inserted in the issues of Jan. 23, 1986

Kimbel Publication, Inc.

per Publisher.

By K.C. Decker

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 23, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 23, 1986.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

24.75

86-301-X

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12TH Date of Posting: 1/21/86
Posted for: Special Exception
Petitioner: Hyles Melvin Arnew, Jr., et al
Location of property: NE/cor. of Sollers Point Rd. and Eilers Ave.
2115 Merritt Ave.
Location of Signs: NE/cor. of Sollers Point Rd. and Eilers Ave.
2115 Merritt Ave.
Remarks: Special Exception to use the herein described property for a limited motor vehicle outdoor sales facility, separated from a sales agency building, under Section 23A-4 of the Baltimore County Zoning Regulations.
Posted by: [Signature] Date of return: 1/24/86
Number of Signs: 1

Mr. Hyles M. Arnew, Jr.
Mrs. Dorothy Arnew
7912 Lowtide Court
Pasadena, Maryland 21122

January 10, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NE/cor. of Sollers Point Road and Eilers Avenue, 2115 Merritt Ave.
Hyles Melvin Arnew, Jr., Petitioners
Case No. 86-301-X

TIME: 11:15 a.m.

DATE: Tuesday, February 11, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 0126339

DATE 1/21/86 ACCOUNT 211-619,000

AMOUNT \$ 100.00

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

November 22, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

ALL: Property Owner: Hyles M. Arnew, et al

Location: NE corner Sollers Point Road and Eilers Avenue

Item No.: 180 Zoning Agenda: Meeting of November 19, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/nb

Community Communiqué

Dundalk Farms Improvement Association

February 8, 1986

Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD 21204

Dear Mr. Jablon:

The Dundalk Farms Improvement Association held a meeting of the Board of Directors on February 6, 1986 to discuss the subject of the hearing scheduled for February 11, 1986 (Case No. 86-301-X, Item No. 180).

The Board decided that we have no objection to the Special Exception applied for by Hyles Melvin Arnew, Jr., et al. However, we do have the following requests for your consideration:

1. That no vehicles that are obviously in need of repair be stored on this lot.
2. That the owner be required to landscape the property in compliance with the Baltimore County Landscape Manual.
3. That there be a minimum amount of signage on the property.

We also have the following question:

Was the building which is situated at the rear of the property built too close to the property line in violation of zoning and building codes.

Your consideration of the above will be greatly appreciated.

Yours truly,
Dundalk Farms Improvement Assn

[Signature]
Robert C. Morrill,
President

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 13, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Parks Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. and Mrs. Hyles M. Arnew, Jr.
7912 Lowtide Court
Pasadena, Maryland 21122

RE: Item No. 180 - Case No. 86-301-X
Petitioners - Hyles M. Arnew, Jr., et al
Special Exception Petition

Dear Mr. and Mrs. Arnew:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

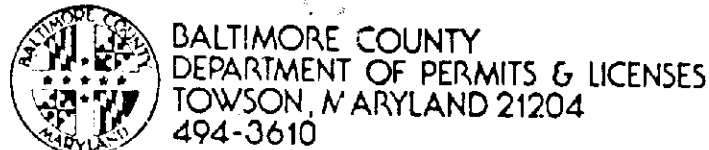
Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



TED ZALESKI, JR.
DIRECTOR

December 16, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 180 Zoning Advisory Committee Meeting are as follows:

Property Owner: Hyles M. Arnew, Jr., et ux
Location: NE corner Sollers Point Road and Filers Avenue
District: 12th.

APPLICABLE ITEMS ARE CIRCLED:

A All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

B. A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

NOTE:

J. Comments: Assuming there are no auto repairs or paint/body work in the existing structures, and they are free of Code violations for Life Safety and Fire resistiveness then Section 103.1 would be applicable.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

-122/85



STEPHEN E. COLLINS
DIRECTOR

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 171, 172, 174, 175, 178, 179, 180, and 181.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

2/11
86-301

COPIED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-0211
NORMAN E. GELDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 14, 1986

Re: Zoning Advisory Meeting of November 19, 1985
Item # 180
Property Owner: HYLES M. ARNEW JR.
Location: NE/CORNER SOLLERS POINT
ROAD AND FILERS AVE.

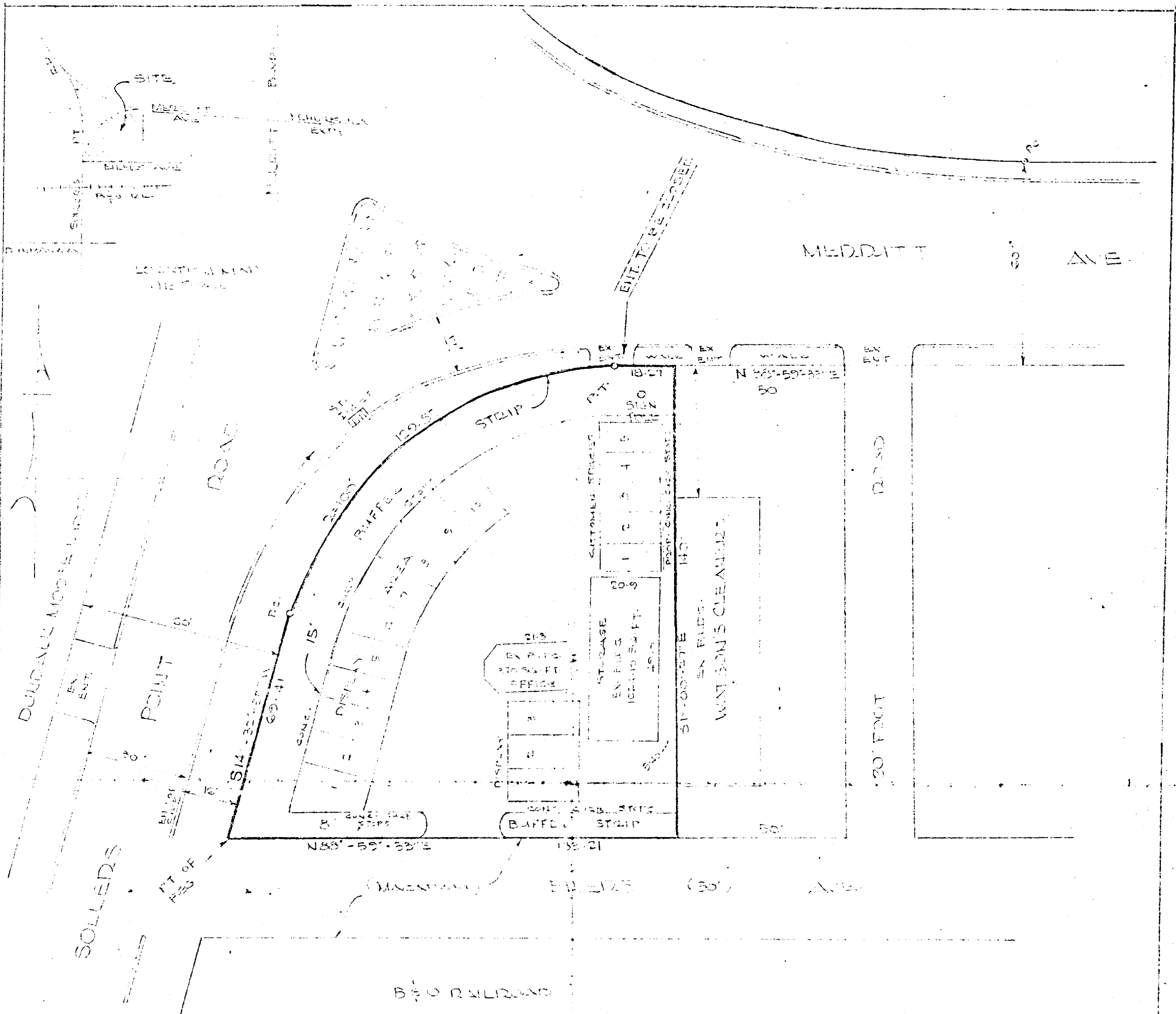
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: Janet Hoxwell

Eugene A. Boser
Chief, Current Planning and Development



EXISTING USE - NONE
 PROPOSED USE - USED CAR LOT
 EXISTING BUILDINGS - NONE
 PROPOSED BUILDINGS - ONE
 AREA OF LOT - 0.32 AC.

PARKING DATA

NO. OF SPACES REQ. (1/300 SQ. FT.) (BLDG'S 125+105 SQ. FT.) = 5 SPACES
 NO. OF SPACES PROVIDED = 5 SPACES
 THE ENTIRE LOT IS MAINTAINED PAVED
 NO DAMAGED OR DISABLED VEHICLES TO BE STORED ON LOT

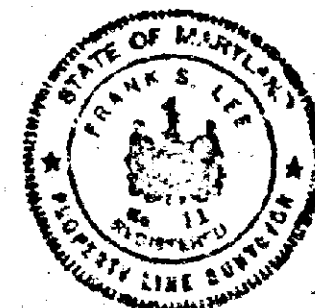
PREPARED BY
 EXTENSION 1

OWNER
 JACK ARNEW
 211 MELRITT BLVD.
 BALTIMORE, MD. 21221

PLAT TO ACCOMPANY PETITION FOR A SPECIAL
 EXCEPTION FOR A USED CAR LOT

MAP	SE & C
ELECTION	4A
DISTRICT	12
DATE	10-18-85
TYPE	Y
HEARING	Y
BY	CR
FINAL	
BY	

180



NO. 211 MELRITT AVENUE
 LOTS 11-15 AMENDED PLAT OF
 EILERS

PLAT BOOK 13-135
 12TH DISTRICT, BALTIMORE CO, MARYLAND
 5/24/81-1/1/82 DATE-10-18-85

FRANK S. LEE
 177 NEIGHBORS AVE.
 BALTIMORE, MD. 21237

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A Used Motor Vehicle outdoor sales facility, separated from a sales agency building, under section 236.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I (We do solemnly declare and affirm, under the penalties of perjury, that I (we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 Hyles Melvin Arnew Jr.
 (Type or Print Name)
 Signature: *Hyles Melvin Arnew Jr.*
 Address: Dorothy Arnew
 (Type or Print Name)
 Signature: *Dorothy Arnew*
 City and State: Pasadena, Maryland 21122
 Attorney for Petitioner: 7912 Lowtide Court, 253-8832
 (Type or Print Name) Address Phone No.
 Signature: Pasadena, Maryland 21122
 City and State: City and State
 Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 City and State: Name
 Attorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of February, 1986, at 11:15 o'clock.

Zoning Commissioner of Baltimore County.

(over)

subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. No damaged or disabled vehicles shall be stored on the property.
2. A landscaping plan shall be submitted to the Current Planning and Development Division, Office of Planning and Zoning, for approval.

Arnold Jablon
 Zoning Commissioner of Baltimore County

AJ/srl
 cc: John A. Schafer, Esquire
 People's Counsel

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

February 13, 1986

Mr. Robert C. Merritt
 President
 Dundalk Farms Improvement Association
 1921 Sunberry Road
 Baltimore, Maryland 21222

RE: Case No. 86-301-X
 Hyles Melvin Arnew, Jr.,
 Petitioner

Dear Mr. Merritt:

Enclosed please find a copy of my decision in the above-referenced matter. With regard to the building situated at the rear of the property, it does not appear to be in violation of the Baltimore County Zoning Regulations.

Sincerely,

Arnold Jablon
 ARNOLD JABLON
 Zoning Commissioner

AJ/srl

Enclosure

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
 NE/corner of Sollers Point * ZONING COMMISSIONER
 Road and Eilers Avenue - * OF BALTIMORE COUNTY
 12th Election District *
 Hyles Melvin Arnew, Jr., * Case No. 86-301-X
 et ux *
 Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for a used motor vehicle outdoor sales facility, separated from a sales agency building, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified and were represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, zoned B.R.-C.N.S., is located at the corner of Merritt Avenue and Sollers Point Road. Although it has been vacant for about a year, it had been used as a used car facility for many years. The Petitioners propose to reopen the used car facility with a display area for 13 vehicles. There are two buildings on the site and they will remain. The surrounding area is commercial.

The Petitioners seek relief from Section 236.4, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioners in a B.R. Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioners.

ORDER RECEIVED FOR FILING
 DATE *January 13, 1986*
 BY *John A. Schafer*

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of February, 1986, that the Petition for Special Exception for a used motor vehicle outdoor sales facility, separated from a sales agency building, be and is hereby GRANTED, from and after the date of this Order.

ORDER RECEIVED FOR FILING
 DATE *January 13, 1986*
 BY *John A. Schafer*

- 2 -

FRANK S. LEE
 Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

October 18, 1985

Special Exception for a Used Car Lot
 No. 2115 Merritt Avenue
 12th District Baltimore County, Maryland

Beginning for the same at the northeast corner of Sollers Point Road and Eilers Avenue, thence running and binding on the east side of Sollers Point Road as follows: North 14 degrees 32 minutes 33 seconds East 69.41 feet and by a line curving to the right with a radius of 100 feet for a distance of 129.85 feet to the south side of Merritt Avenue, thence running and binding on the south side of Merritt Avenue North 88 degrees 59 minutes 33 seconds East 18.27 feet, thence leaving Merritt Avenue for a line of division South 1 degree 00 minutes 27 seconds East 140 feet to the north side of Eilers Avenue, and thence running and binding on the north side of Eilers Avenue South 88 degrees 59 minutes 33 seconds West 133.21 feet to the place of beginning.

Containing 0.32 acres of land more or less.



PETITION FOR SPECIAL EXCEPTION

12th Election District

LOCATION: Northeast Corner of Sollers Point Road and Eilers Avenue
 2115 Merritt Ave.

DATE AND TIME: Tuesday, February 11, 1986, at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to use the herein described property for a Used Motor Vehicle outdoor sales facility, separated from a sales agency building under Section 236.4 of the Baltimore County Zoning Regulations.

Being the property of Hyles Melvin Arnew, Jr., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 NE Corner of Sollers Point Rd. : OF BALTIMORE COUNTY
 and Eilers Ave. (2115 Merritt :
 Ave.), 12th District :
 HYLES MELVIN ARNEW, JR., : Case No. 86-301-X
 et ux, Petitioners :

ENTRY OF APPEARANCE

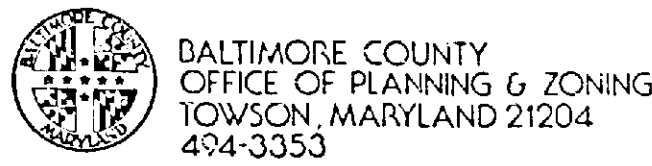
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 21st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Hyles M. Arnew, Jr., 7912 Lowtide Court, Pasadena, MD 21122, Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 28, 1986

Mr. Hyles M. Arnew, Jr.
Mrs. Dorothy Arnew
7912 Lowtide Court
Pasadena, Maryland 21122

RE: PETITION FOR SPECIAL EXCEPTION
NE/cor. of Sollers Point Rd. and Eilers Ave.
(2115 Merritt Ave.)
12th Election District
Hyles Melvin Arnew, Jr., et al - Petitioners
Case No. 86-301-X

Dear Mr. and Mrs. Arnew:

This is to advise you that \$50.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make this payment to the County, Maryland, and remit to the following address:

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 019412

DATE 1-28-86 ACCOUNT 211-619,000

AMOUNT \$ 50.75

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: January 27, 1986
FROM: Norman E. Gerber, AICP, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-301-X

In view of the subject of this petition, this office offers no comment.

Norman E. Gerber, AICP
Director

NEG:JCH:slm

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

January 24, 1986

1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #12201 - Reg. #1 84158 - 75 lines @ \$30.00.

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 24th day of January 1986; that is to say, the same was inserted in the issues of Jan. 23, 1986

Kimbel Publication, Inc.

per Publisher.

86-301-X
By K.C. Decker

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 23, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 23, 1986.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

24.75

86-301-X

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 127th Date of Posting: 1/21/86
Posted for: Special Exception
Petitioner: Hyles Melvin Arnew, Jr., et al
Location of property: 2115 Merritt Ave.
Location of Signs: NE corner of Sollers Point Rd. and Eilers Ave.
Remarks: [Signature]
Posted by: [Signature] Date of return: 1/24/86
Number of Signs: 1

Mr. Hyles M. Arnew, Jr.
Mrs. Dorothy Arnew
7912 Lowtide Court
Pasadena, Maryland 21122

January 10, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NE/cor. of Sollers Point Road and Eilers Avenue, 2115 Merritt Ave.
Hyles Melvin Arnew, Jr., Petitioners
Case No. 86-301-X

TIME: 11:15 a.m.

DATE: Tuesday, February 11, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012639

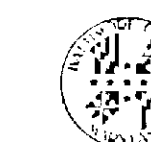
DATE 1/21/86 ACCOUNT

AMOUNT \$ 100.00

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

November 22, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

ALL: Property Owner: Hyles M. Arnew, et ux

Location: NE corner Sollers Point Road and Eilers Avenue

Item No.: 180 Zoning Agenda: Meeting of November 19, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and
Planning Group Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

/nb

Community Communiqué

Dundalk Farms
Improvement Association

February 8, 1986

Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD 21204

Dear Mr. Jablon:

The Dundalk Farms Improvement Association held a meeting of the Board of Directors on February 6, 1986 to discuss the subject of the hearing scheduled for February 11, 1986 (Case No. 86-301-X, Item No. 180).

The Board decided that we have no objection to the Special Exception applied for by Hyles Melvin Arnew, Jr., et ux. However, we do have the following requests for your consideration:

1. That no vehicles that are obviously in need of repair be stored on this lot.
2. That the owner be required to landscape the property in compliance with the Baltimore County Landscape Manual.
3. That there be a minimum amount of signage on the property.

We also have the following question:

Was the building which is situated at the rear of the property built too close to the property line in violation of zoning and building codes.

Your consideration of the above will be greatly appreciated.

Yours truly,
Dundalk Farms Improvement Assn

[Signature]
Robert C. Morrill,
President

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 13, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Parks Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. and Mrs. Hyles M. Arnew, Jr.
7912 Lowtide Court
Pasadena, Maryland 21122

RE: Item No. 180 - Case No. 86-301-X
Petitioners - Hyles M. Arnew, Jr., et ux
Special Exception Petition

Dear Mr. and Mrs. Arnew:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

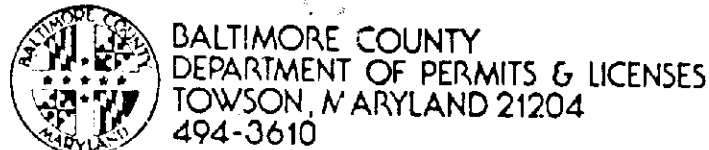
Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



TED ZALESKI, JR.
DIRECTOR

December 16, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 180 Zoning Advisory Committee Meeting are as follows:

Property Owner: Hyles M. Arnew, Jr., et ux
Location: NE corner Sollers Point Road and Filers Avenue
District: 12th.

APPLICABLE ITEMS ARE CIRCLED:

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

B. A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

NOTE:

J. Comments: Assuming there are no auto repairs or paint/body work in the existing structures, and they are free of Code violations for Life Safety and Fire resistiveness then Section 103.1 would be applicable.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

-122/85



STEPHEN E. COLLINS
DIRECTOR

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 171, 172, 174, 175, 178, 179, 180, and 181.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

2/11
86-301

COPIED



NORMAN E. GLICKER
DIRECTOR

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-0211

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 14, 1986

Re: Zoning Advisory Meeting of November 19, 1985
Item # 180
Property Owner: HYLES M. ARNEW JR.
Location: NE/CORNER SOLLERS POINT
ROAD AND EILERS AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: Janet Hoxwell

Eugene A. Boser
Chief, Current Planning and Development

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A Used Motor Vehicle outdoor sales facility, separated from a sales agency building, under section 236.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I (We do solemnly declare and affirm, under the penalties of perjury, that I (we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 Hyles Melvin Arnew Jr.
 (Type or Print Name)
 Signature: *Hyles Melvin Arnew Jr.*
 Address: Dorothy Arnew
 (Type or Print Name)
 Signature: *Dorothy Arnew*
 City and State: Pasadena, Maryland 21122
 Attorney for Petitioner: 7912 Lowtide Court, 253-8832
 (Type or Print Name) Address Phone No.
 Signature: Pasadena, Maryland 21122
 City and State: City and State
 Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 City and State: Name
 Attorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of February, 1986, at 11:15 o'clock.

Zoning Commissioner of Baltimore County.

(over)

subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. No damaged or disabled vehicles shall be stored on the property.
2. A landscaping plan shall be submitted to the Current Planning and Development Division, Office of Planning and Zoning, for approval.

Zoning Commissioner of Baltimore County

AJ/srl
 cc: John A. Schafer, Esquire
 People's Counsel

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

February 13, 1986

Mr. Robert C. Merritt
 President
 Dundalk Farms Improvement Association
 1921 Sunberry Road
 Baltimore, Maryland 21222

RE: Case No. 86-301-X
 Hyles Melvin Arnew, Jr.,
 Petitioner

Dear Mr. Merritt:

Enclosed please find a copy of my decision in the above-referenced matter. With regard to the building situated at the rear of the property, it does not appear to be in violation of the Baltimore County Zoning Regulations.

Sincerely,

Arnold Jablon
 ARNOLD JABLON
 Zoning Commissioner

AJ/srl

Enclosure

IN RE: PETITION SPECIAL EXCEPTION
 NE/corner of Sollers Point
 Road and Eilers Avenue -
 12th Election District
 Hyles Melvin Arnew, Jr.,
 et ux
 Petitioners

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-301-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for a used motor vehicle outdoor sales facility, separated from a sales agency building, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified and were represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, zoned B.R.-C.N.S., is located at the corner of Merritt Avenue and Sollers Point Road. Although it has been vacant for about a year, it had been used as a used car facility for many years. The Petitioners propose to reopen the used car facility with a display area for 13 vehicles. There are two buildings on the site and they will remain. The surrounding area is commercial.

The Petitioners seek relief from Section 236.4, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioners in a B.R. Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioners.

ORDER RECEIVED FOR FILING
 DATE January 13, 1986
 BY *John A. Schafer*

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of February, 1986, that the Petition for Special Exception for a used motor vehicle outdoor sales facility, separated from a sales agency building, be and is hereby GRANTED, from and after the date of this Order.

ORDER RECEIVED FOR FILING
 DATE January 13, 1986
 BY *John A. Schafer*

- 2 -

FRANK S. LEE
 Registered Land Surveyor

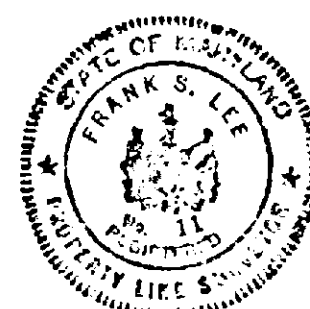
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

October 18, 1985

Special Exception for a Used Car Lot
 No. 2115 Merritt Avenue
 12th District Baltimore County, Maryland

Beginning for the same at the northeast corner of Sollers Point Road and Eilers Avenue, thence running and binding on the east side of Sollers Point Road as follows: North 14 degrees 32 minutes 33 seconds East 69.41 feet and by a line curving to the right with a radius of 100 feet for a distance of 129.85 feet to the south side of Merritt Avenue, thence running and binding on the south side of Merritt Avenue North 88 degrees 59 minutes 33 seconds East 18.27 feet, thence leaving Merritt Avenue for a line of division South 1 degree 00 minutes 27 seconds East 140 feet to the north side of Eilers Avenue, and thence running and binding on the north side of Eilers Avenue South 88 degrees 59 minutes 33 seconds West 133.21 feet to the place of beginning.

Containing 0.32 acres of land more or less.



PETITION FOR SPECIAL EXCEPTION
 12th Election District

LOCATION: Northeast Corner of Sollers Point Road and Eilers Avenue
 2115 Merritt Ave.

DATE AND TIME: Tuesday, February 11, 1986, at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to use the herein described property for a Used Motor Vehicle outdoor sales facility, separated from a sales agency building under Section 236.4 of the Baltimore County Zoning Regulations.

Being the property of Hyles Melvin Arnew, Jr., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 NE Corner of Sollers Point Rd. : OF BALTIMORE COUNTY
 and Eilers Ave. (2115 Merritt :
 Ave.), 12th District
 HYLES MELVIN ARNEW, JR., : Case No. 86-301-X
 et ux, Petitioners

ENTRY OF APPEARANCE

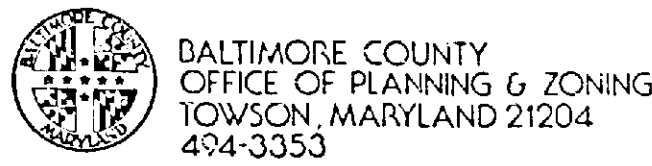
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 21st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Hyles M. Arnew, Jr., 7912 Lowtide Court, Pasadena, MD 21122, Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 28, 1986

Mr. Hyles M. Arnew, Jr.
Mrs. Dorothy Arnew
7912 Lowtide Court
Pasadena, Maryland 21122

RE: PETITION FOR SPECIAL EXCEPTION
NE/cor. of Sollers Point Rd. and Eilers Ave.
(2115 Merritt Ave.)
12th Election District
Hyles Melvin Arnew, Jr., et al - Petitioners
Case No. 86-301-X

Dear Mr. and Mrs. Arnew:

This is to advise you that \$50.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make this payment to the County, Maryland, and remit to the following address:

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 019412

DATE 1-28-86 ACCOUNT 211-619,000

AMOUNT \$ 50.75

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: January 27, 1986
FROM: Norman E. Gerber, AICP, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-301-X

In view of the subject of this petition, this office offers no comment.

Norman E. Gerber, AICP
Director

NEG:JCH:slm

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

January 24, 1986

1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of E.O. 712201 - Reg. # 84158 - 75 lines @ \$30.00.

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 24th day of January 1986; that is to say, the same was inserted in the issues of Jan. 23, 1986

Kimbel Publication, Inc.

per Publisher.

By K.C. Decker

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 23, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 23, 1986.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

24.75

86-301-X

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1274 Date of Posting: 1/21/86
Posted for: Special Exception
Petitioner: Hyles Melvin Arnew, Jr., et al
Location of property: 2115 Merritt Ave.
Location of Signs: NE corner of Sollers Point Rd. and Eilers Ave.
Remarks: [Signature]
Posted by: [Signature] Date of return: 1/24/86
Number of Signs: 1

Mr. Hyles M. Arnew, Jr.
Mrs. Dorothy Arnew
7912 Lowtide Court
Pasadena, Maryland 21122

January 10, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NE/cor. of Sollers Point Road and Eilers Avenue, 2115 Merritt Ave.
Hyles Melvin Arnew, Jr., Petitioners
Case No. 86-301-X

TIME: 11:15 a.m.

DATE: Tuesday, February 11, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012639

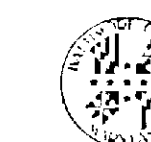
DATE 1/21/86 ACCOUNT 211-619,000

AMOUNT \$ 100.00

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

November 22, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

ALL: Property Owner: Hyles M. Arnew, et ux

Location: NE corner Sollers Point Road and Eilers Avenue

Item No.: 180 Zoning Agenda: Meeting of November 19, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and
Planning Group Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

/nb

Community Communiqué

Dundalk Farms
Improvement Association

February 8, 1986

Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD 21204

Dear Mr. Jablon:

The Dundalk Farms Improvement Association held a meeting of the Board of Directors on February 6, 1986 to discuss the subject of the hearing scheduled for February 11, 1986 (Case No. 86-301-X, Item No. 180).

The Board decided that we have no objection to the Special Exception applied for by Hyles Melvin Arnew, Jr., et ux. However, we do have the following requests for your consideration:

1. That no vehicles that are obviously in need of repair be stored on this lot.
2. That the owner be required to landscape the property in compliance with the Baltimore County Landscape Manual.
3. That there be a minimum amount of signage on the property.

We also have the following question:

Was the building which is situated at the rear of the property built too close to the property line in violation of zoning and building codes.

Your consideration of the above will be greatly appreciated.

Yours truly,
Dundalk Farms Improvement Assn
Robert C. Morrill
President

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 13, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Parks Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. and Mrs. Hyles M. Arnew, Jr.
7912 Lowtide Court
Pasadena, Maryland 21122

RE: Item No. 180 - Case No. 86-301-X
Petitioners - Hyles M. Arnew, Jr., et ux
Special Exception Petition

Dear Mr. and Mrs. Arnew:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

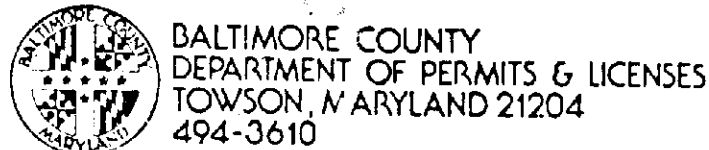
Very truly yours,

James E. Dyer (m)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



TED ZALESKI, JR.
DIRECTOR

December 16, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 180 Zoning Advisory Committee Meeting are as follows:

Property Owner: Hyles M. Arnew, Jr., et ux
Location: NE corner Sollers Point Road and Filers Avenue
District: 12th.

APPLICABLE ITEMS ARE CIRCLED:

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

B. A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

NOTE:

J. Comments: Assuming there are no auto repairs or paint/body work in the existing structures, and they are free of Code violations for Life Safety and Fire resistiveness then Section 103.1 would be applicable.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

-122/85



STEPHEN E. COLLINS
DIRECTOR

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 171, 172, 174, 175, 178, 179, 180, and 181.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

2/11
86-301

COPIED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-0211
NORMAN E. GLICKER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 14, 1986

Re: Zoning Advisory Meeting of November 19, 1985
Item # 180
Property Owner: HYLES M. ARNEW JR.
Location: NE/CORNER SOLLERS POINT
ROAD AND FILERS AVE.

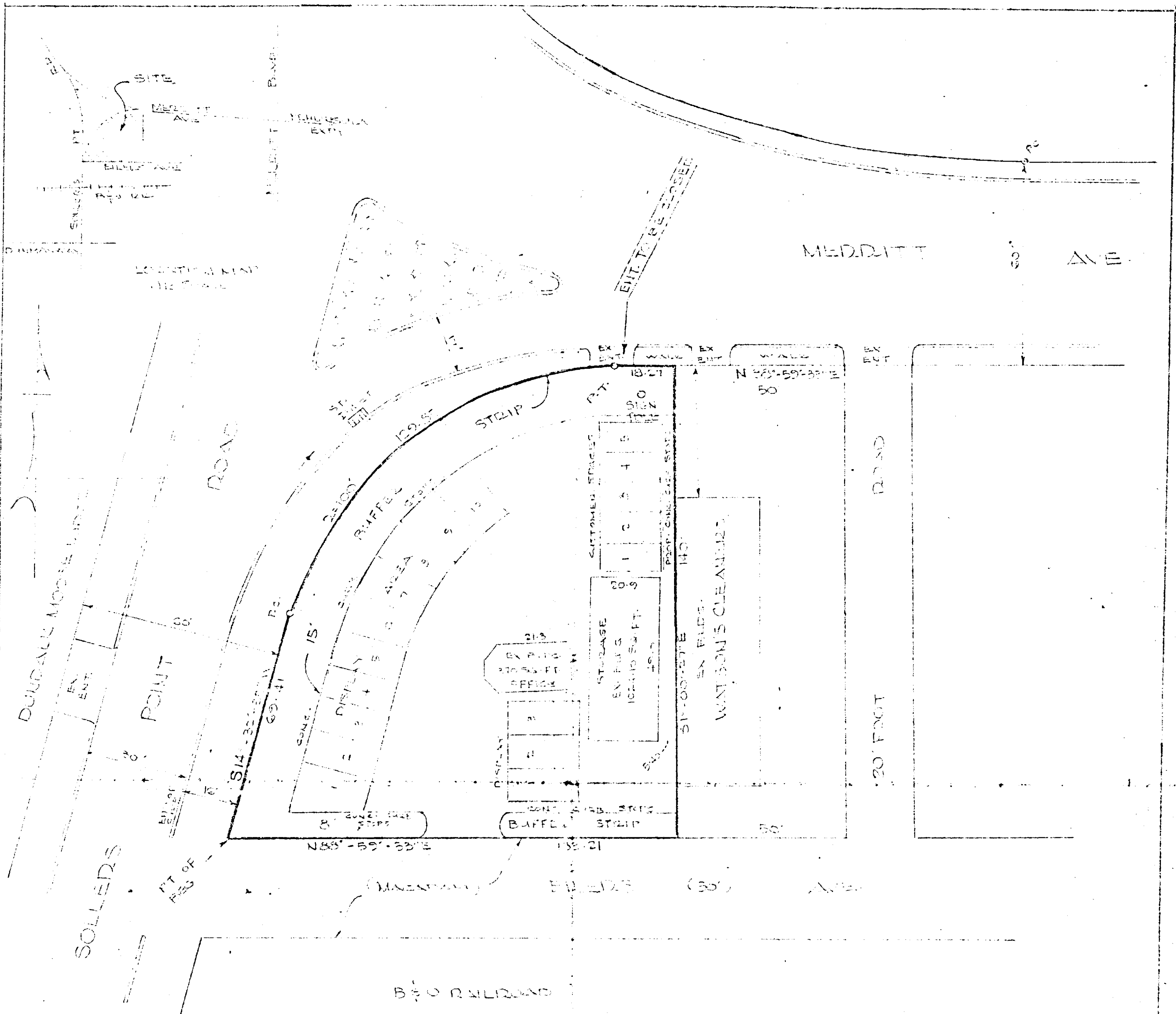
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: Janet Hoxwell

Eugene A. Boser
Chief, Current Planning and Development



EXISTING USE - NONE
 PROPOSED USE - USED CAR LOT
 EXISTING BUILDINGS - NONE
 PROPOSED BUILDINGS - ONE
 AREA OF LOT - 0.32 AC.

PARKING DATA

NO. OF SPACES REQ. (1/300 SQ. FT.) (BLDG'S 1154 + 1054 SQ. FT.) = 5 SPACES
 NO. OF SPACES PROVIDED = 5 SPACES
 THE ENTIRE LOT IS MAINTAINED PAVED
 NO DAMAGED OR DISABLED VEHICLES TO BE STORED ON LOT

PREPARED BY
 EXTENSION 1

OWNER
 JACK ARNEW
 211 MELRITT BLVD.
 BALTIMORE, MD. 21221

PLAT TO ACCOMPANY PETITION FOR A SPECIAL
 EXCEPTION FOR A USED CAR LOT

MAR 26 1965
4A
ELECTION
DISTRICT 12
DATE 11/18/65
TYPE
HEARING Y
BY CR
FINAL
BY

180



NO. 211 MELRITT AVENUE
 LOTS 11-15 AMENDED PLAT OF
 EILERS

PLAT BOOK 13-135
 12TH DISTRICT BALTIMORE CO, MARYLAND
 544-11-1207 DATE 10-18-65

FRANK S. LEE
 177 NEIGHBORS AVE.
 BALTIMORE, MD. 21237